



MLS Client View - RESIDENTIAL

MLS #	201610138	Number of Bedrooms	3
PID #	60055134	Master On Main Floor?	
Additional PID		Full Baths	2
Type	Single Family	Half Baths	1
Listing Status	ACTIVE	Building Age	119
Listing Price	\$498,000	Total Fin SqFt (TLA)	2,780
Selling Price		Square Footage (MLA)	2,780
Address	56 Broad Street	Building Dimensions	37 x 46
Address 2		Lot Size	13,993 sq ft (.32 acres)
Community	Lunenburg	Garage	Yes
District	405-Lunenburg County	Waterfront	No
Sub-District	B1		
Style	Detached		

Directions to Property

Town of Lunenburg, at the corner of Broad & McDonald Streets. Realty sign posted.

Virt Tour URL



Closing Date

General Property Information:

Prop Knwn As/Bdy of Water		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	14.9 x 12.7
Water Frontage Units		High School	Park View Education Centre	OTHER	Main Floor	15 x 13.9 (Library/Den)
Zoning	RES			Family Room	Main Floor	15.8 x 12.3
Inclusions	fridge, stove, dishwasher, microwave, BBQ	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	14 x 12.8
Exclusions		Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	OTHER	Main Floor	6 x 4.8 + 2.6 x 2.5
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Dining Room	Main Floor	17 x 11.7
Condo Corp #				Sun Room	Main Floor	11.10 x 11.7
Monthly Condo Fee		Other	South Shore Waldorf School & Kindergarten	Foyer	Main Floor	14 x 7
Condo Fee Includes			detached, double, wired paved double driveway	Porch	Main Floor	6.10 x 3
		Garage Details		Bath 1	Main Floor	5.11 x 3.4 (2-pc)
		Parking Details		Master Bedroom	2nd Level	13.3 x 12 + bay
		Rental Income		OTHER	2nd Level	12.8 x 6 (Walk-in Closet)
		Mini/Mobile CSA/ABS#		Bath 2	2nd Level	12.6 x 10.5 (4-pc)
		Mini/Mobile Serial #		BEDRM	2nd Level	12.9 x 12
		Mobile/Leased Land Fees		BEDRM	2nd Level	13.8 x 12.3
				BATH3	2nd Level	9 x 8.2 (3-pc)
				OTHER	2nd Level	21 x 7.2 (Upper Hall)
				OTHER	3rd Level	32x25 + 13x9 (walk-up)

Property Overview

Capt. Samuel Herman could have had no idea what the term 'Eye Candy' meant, but more than a century later, his home at 56 Broad Street serves as a fine example. Beautiful to look at, yes, but the Herman house isn't just about style, there's substance here too. Since 2007, extensive renovations have made the house not only a visual delight, but energy efficient & comfortable as well. From the restoration of stained glass to the careful refurbishment of original sash windows, the renovations have been sensitive to the architectural authenticity of the house. Add a new roof, complete rewiring, new lighting, insulation, new bathrooms, a stunning designer kitchen, and you have a home that offers all the comforts of modern living. Great flow through elegant principal rooms w/ hardwood floors, high ceilings & large bay windows. A beautiful & bright Kitchen adjoins a Dining Room/Sunroom where large windows & French doors create fluidity between indoors & out. Great development potential in the walk-up attic. Outside find a private oasis of professionally designed gardens, stone patios & walkways, paved parking and the original Carriage House/garage. 56 Broad St is a fantastic family home or sophisticated couple's residence with plenty of space for entertaining or family gatherings. Centrally located on a quiet, 14,000 sq ft corner lot, a scenic 5 minute stroll to the waterfront shops & services, Community Centre, school & recreational facilities. So, how sweet does that sound?... Now, scroll through the photo tour and 'Feast Your Eyes'..., this one is 'DELICIOUS'!

Property Features

BUILDING STYLE	2 Storey	GARAGE	Detached, Double, Wired
PROPERTY SIZE	Under 0.5 Acres	DRIVEWAY/PARKING FEATURES	Double, Paved Balcony, Patio, Alarm System, Propane Fireplace, See Remarks
BASEMENT	Full, Undeveloped	RENTAL EQUIPMENT	Propane Tank
FOUNDATION	Stone	LAND FEATURES	Landscaped, Level, Partially Fenced, Year Round Road
EXTERIOR FINISH	Wood Siding	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping
ROOF	Asphalt Shingle		
FLOORING	Ceramic, Hardwood, Softwood		
HEATING/COOLING TYPE	Baseboard, Furnace, Hot Water, Radiator		
FUEL TYPE	Electric, Oil		
WATER SOURCE	Municipal		
SEWAGE DISPOSAL	Municipal		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



CYNTHIA DIAL - Main: 902-298-0332
cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



List Office RED DOOR REALTY - 16940

MLS # 201610138

List Price \$498,000

Status: ACT

Class: RE

Address 56 Broad Street

Community LUNENBURG

Province NS

Postal Code B0J 2C0

Listing Office:

RED DOOR REALTY - 16940

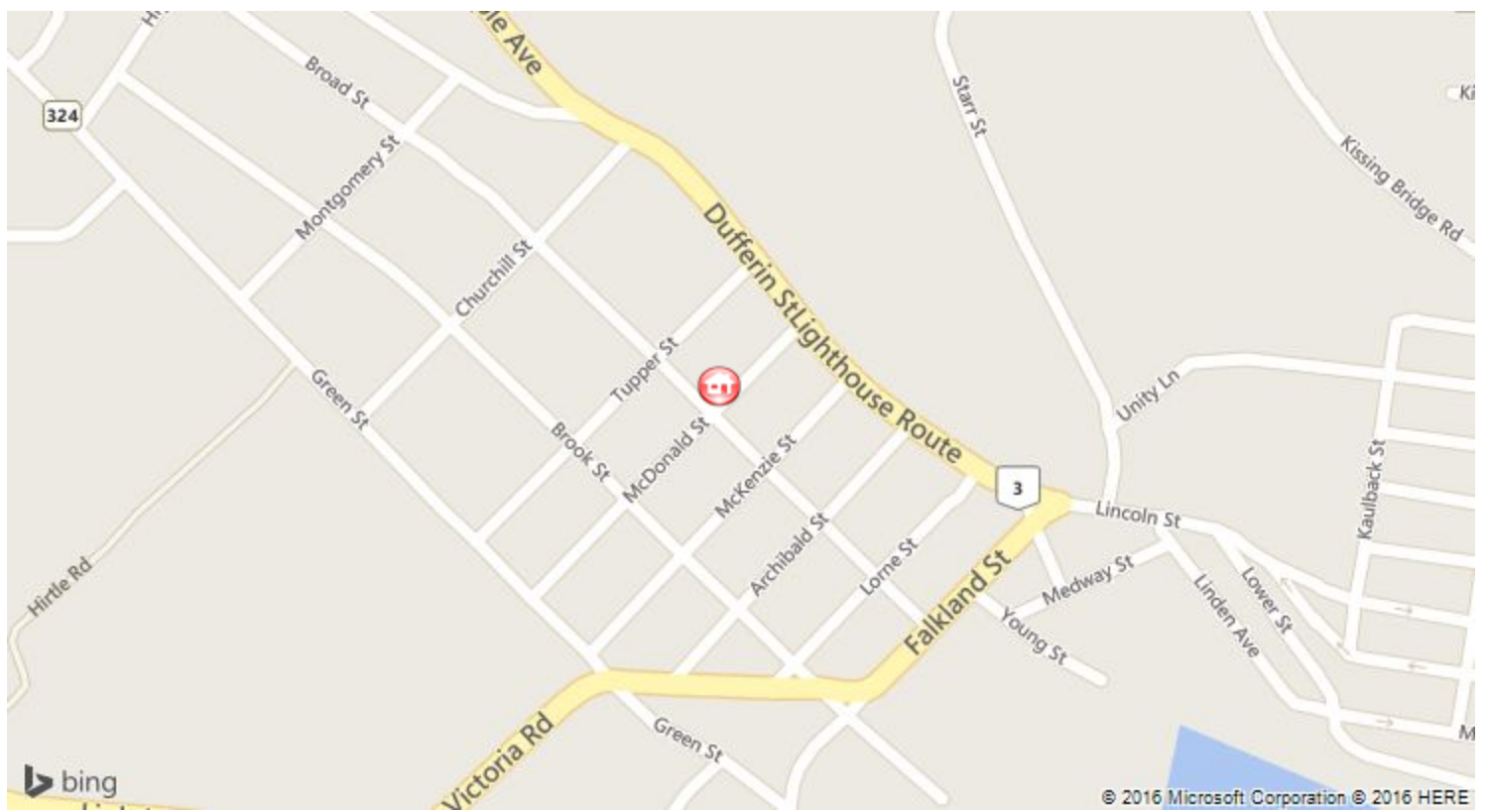


Data provided by the Nova Scotia Association of REALTORS®.



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PID # 60055134



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